

- (C) Warehouse — Uses engaged in long-term and short-term storage of goods in bulk as well as storage by individuals in separate storage compartments.
 - (D) Wholesale Distribution — Uses engaged in the bulk storage and distribution of goods. Wholesale showrooms are also included.
- (10) Industrial Use Category
- This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. The industrial subcategories are:
- (A) Heavy Manufacturing — Uses that process or treat materials for the fabrication of large base-sector products. Assembly of large equipment and machines is included in this subcategory as well as manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.
 - (B) Light Manufacturing — Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or petroleum materials. (This subcategory does not include the assembly of large equipment and machinery.)
 - (C) Marine Industry — Uses that produce, distribute, and store commercial marine vessels and equipment.
 - (D) Research and Development — Uses engaged in scientific research and testing leading to the development of new products and processes.
 - (E) Trucking and Transportation Terminals — Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the *premises* is also included.
- (11) *Signs* Use Category
- This category includes all *structures* that provide identification of businesses, products, services, or sites. The *sign* subcategory is:
- Allowable *Signs* — *Structures* that are placed on the ground, or on

building facades or roofs, whose *sign copy* identifies a business, a *premises*, activities on a *premises*, or direction to a *premises*. See Section 142.1205.

- (b) Separately regulated uses are uses that may or may not meet the description of a use subcategory but are listed separately from any subcategory because in some or all zones they are regulated differently from other uses. Each use category contains a list of separately regulated uses, some of which may meet the description of a use subcategory within the same or another category. The use regulations identified for the separately regulated use shall supersede the use regulations for the use subcategory that may match the particular use.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§131.0120 Applicable Overlay Zones in Base Zones

In addition to the regulations of the base zones applied to property as described in this article, overlay zone regulations may also apply. Overlay zone regulations are located in Chapter 13, Article 2.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0121 Applicable Planned Districts Using Base Zones

In addition to the regulations of the base zones applied to property as described in this article, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.

(Amended 10-2-2000 by O-18853 N.S.)

§131.0125 Accessory Use Regulations for All Base Zones

- (a) When the Use Regulations Table in any base zone identifies a use as a limited use or requiring a Neighborhood Use Permit or Conditional Use Permit, that use shall be subject to the same use regulations and use permit requirements whether or not the use is deemed a *primary use* or an *accessory use* on the *premises*.
- (b) A use that belongs in a subcategory where the subcategory is identified as not permitted in a particular base zone may be permitted as an *accessory use* in that zone, subject to all of the following requirements: